



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 9/22/05

Project No.: SSC - PA - 2005

Coordinator: _____

Case No.: _____ - _____ - _____

Project Name: _____

Project Location: 8502 E. HIGHLAND AVE.

Property Details:

☒ Single-Family Residential ☐ Multi-Family Residential ☐ Commercial ☐ Industrial

Current Zoning: _____ Proposed Zoning: _____

Number of Buildings: 1 Parcel Size: _____

Gross Floor Area/Total Units: _____ Floor Area Ratio/Density: _____

Parking Required: _____ Parking Provided: _____

Setbacks: N - _____ S - _____ E - _____ W - _____

Description of Request:

PROPERTY WAS PURCHASED IN ITS CURRENT CONDITION IN 1998. WHEN I CAME IN FOR A PERMIT TO REMODEL I WAS INFORMED THAT THE HOUSE DIDN'T MEET THE REQUIREMENTS FOR THE MINIMUM SIDE YARD SET BACK. IT WAS THEN THAT CITY STAFF INFORMED ME THAT THEY COULD NOT LOCATE A PERMIT FOR THE CARPORT ADDITION. THE CARPORT IS APPROXIMATELY 2-3 FEET FROM THE PROPERTY LINE. WE ARE REQUESTING 3-4 FEET FOR A VARIANCE IN ORDER TO ENCLOSE THE CARPORT.

THERE IS AMBLE BUFFER TO NEIGHBORS DUE TO THE 16 FOOT ALLEY THAT THE CARPORT IS ADJACENT TO. THE REMAINDER OF THE HOUSE IS THE ORIGINAL FOOTPRINT.

I ALSO INTEND TO DO A SMALL ADDITION ON THE EAST SIDE OF THE PROPERTY AND ENLARGE THE PATIO. BOTH OF THESE WILL BE ABLE TO MEET SETBACK REQUIREMENTS.

Planning and Development Services Department

7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



ZONING ORDINANCE VARIANCE

Application Submittal Requirements

Justification for Variance

The Board of Adjustment may not authorize a zoning ordinance variance unless ALL of the following criteria are met. Use the space provided to present your evidence that the requested variance complies; you may attach a separate sheet if you need more room.

1. Special circumstances/conditions exist which do not apply to other properties in the district:

THE HOME IS LOCATED ON AN IRREGULARLY SHAPED LOT. THE
AFOREMENTIONED CARPORT WAS BUILT BY THE PREVIOUS HOMEOWNER
WITHOUT REGARD TO THE CITY ZONING ORDINANCES OR SETBACKS.
NO PERMITS WERE OBTAINED FOR THE CARPORT CONSTRUCTION.

2. Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

THE MAIN PURPOSE OF THE VARIANCE REQUEST IS TO PROVIDE
A MORE SECURE AND SAFE ENVIRONMENT. ENCLOSING THE
CARPORT WOULD INCREASE THE HOME'S CURB APPEAL AND
PROPERTY VALUE. IT WOULD ALSO ALLEVIATE CURRENT SECURITY CONCERNS.

3. Special circumstances were not created by the owner or applicant:

WHEN THE EXISTING CARPORT WAS BUILT BY PREVIOUS HOMEOWNER
NO PERMITS/APPLICATIONS WERE FILED. WHEN WE PURCHASED THE
HOME, IT WAS NOT DISCLOSED TO US THAT THE STRUCTURE WAS
OUT OF CODE. AS STATED PREVIOUSLY THE HOME IS BUILT ON A
IRREGULARLY SHAPED LOT.

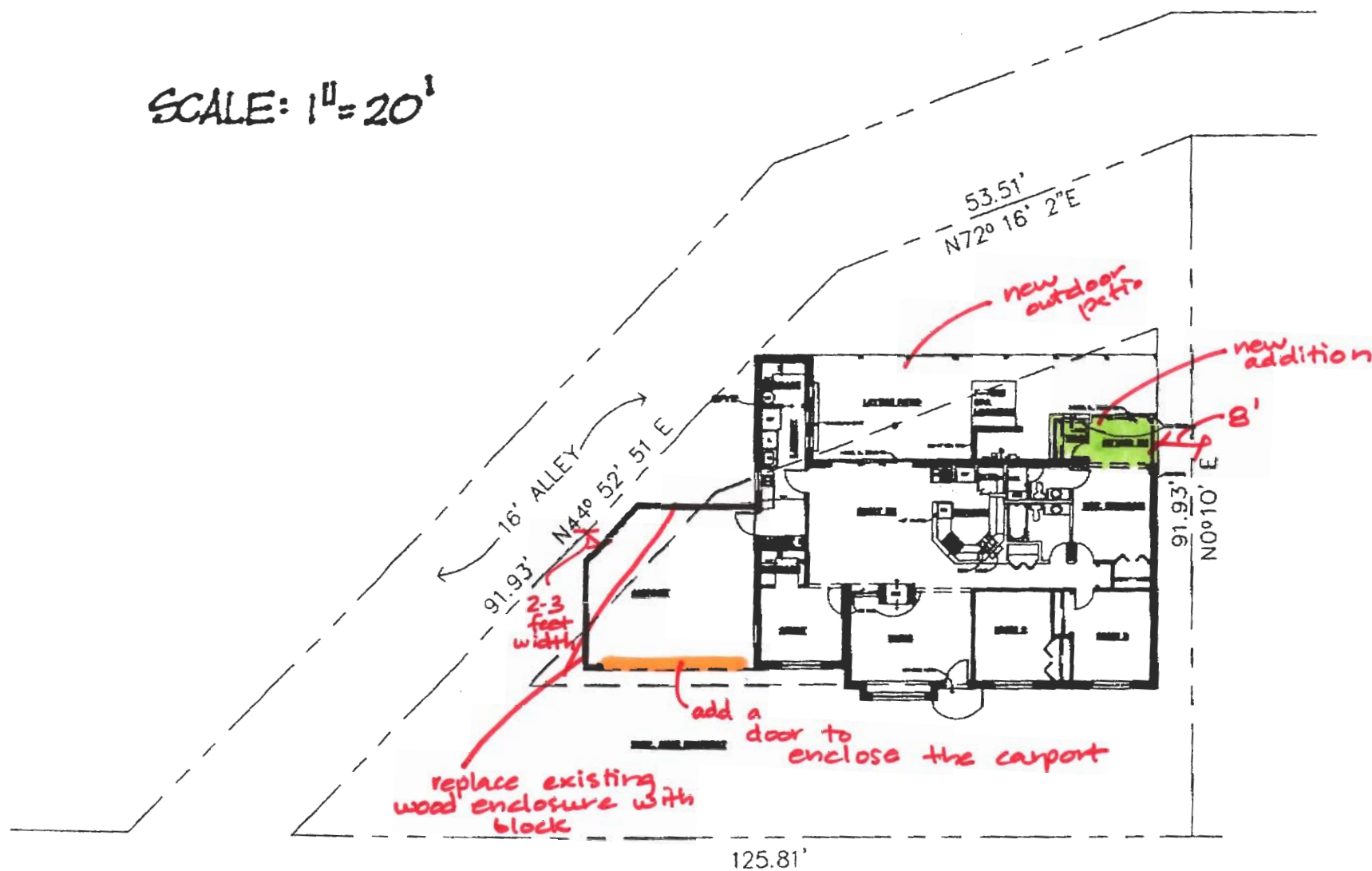
4. Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

THE EXISTING CARPORT STRUCTURE WOULD NOT BE AUGMENTED
EXCEPT FOR THE ADDITION OF A DOOR TO ENCLOSE IT. THE
PROPERTY LINE CLOSEST TO THE CARPORT IS ADJACENT TO AN
ALLEY WHICH PROVIDES AMPLE BUFFER, 16 FEET, TO OUR
CLOSEST NEIGHBOR'S PROPERTY LINE. THE CURRENT STRUCTURES
WILL ALSO BE REPAIRED AND MADE MORE AESTHETICALLY PLEASING.

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SCALE: 1" = 20'



HIGHLAND AVENUE

12-BA-2005
9/23/2005